



|               |                  |        |   |
|---------------|------------------|--------|---|
| Type:         | 99 - Condo Conv  |        |   |
| Sty Ht:       | 2H - 2 & 1/2 Sty |        |   |
| (Liv) Units:  | 1                | Total: | 1 |
| Foundation:   | 1 - Concrete     |        |   |
| Frame:        | 1 - Wood         |        |   |
| Prime Wall:   | 4 - Vinyl        |        |   |
| Sec Wall:     |                  |        | % |
| Roof Struct:  | 1 - Gable        |        |   |
| Roof Cover:   | 1 - Asphalt Shgl |        |   |
| Color:        |                  |        |   |
| View / Desir: | N - NONE         |        |   |

|           |   |         |      |
|-----------|---|---------|------|
| Full Bath | 1 | Rating: | Good |
| A Bath:   |   | Rating: |      |
| 3/4 Bath: |   | Rating: |      |
| A 3QBth   |   | Rating: |      |
| 1/2 Bath: |   | Rating: |      |
| A HBth:   |   | Rating: |      |
| OthrFix:  |   | Rating: |      |

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## GENERAL INFORMATION

|                    |      |
|--------------------|------|
| Grade: C - Average |      |
| Year Blt:          | 1923 |
| Alt LUC:           |      |
| Jurisdic           |      |
| Const Mod:         |      |
| Lump Sum Adj:      |      |

## OTHER FEATURES

|         |         |      |
|---------|---------|------|
| Kits: 1 | Rating: | Good |
| A Kits: | Rating: |      |
| Frpl: 1 | Rating: | Good |
| WSFlue: | Rating: |      |

## CONDO INFORMATION

|              |               |
|--------------|---------------|
| Location:    |               |
| Total Units: |               |
| Floor:       | 1 - 1st Floor |
| % Own:       | 45.000000000  |
| Name:        |               |

## RESIDENTIAL GRID

|              |              |    |        |   |          |    |    |    |    |    |            |   |
|--------------|--------------|----|--------|---|----------|----|----|----|----|----|------------|---|
| 1st Res Grid | Desc: Line 1 |    |        |   |          |    |    |    |    |    | # Units: 1 |   |
| Level        | FY           | LR | DR     | D | K        | FR | RR | BR | FB | HB | L          | O |
| Other        |              |    |        |   |          |    |    |    |    |    |            |   |
| Upper        |              |    |        |   |          |    |    |    |    |    |            |   |
| Lvl 2        |              |    |        |   |          |    |    |    |    |    |            |   |
| Lvl 1        |              |    |        |   |          |    |    |    |    |    |            |   |
| Lower        |              |    |        |   |          |    |    |    |    |    |            |   |
| Totals       | RMs: 5       |    | BRs: 2 |   | Baths: 1 |    | HB |    |    |    |            |   |

## REMODELING

|   |            |  |
|---|------------|--|
|   | Exterior:  |  |
|   | Interior:  |  |
| % | Additions: |  |
| % | Kitchen:   |  |
| % | Baths:     |  |
| % | Plumbing:  |  |
| % | Electric:  |  |
| % | Heating:   |  |
| % | General:   |  |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1       | 5   | 2   | 1  |
|         |     |     |    |
|         |     |     |    |
|         |     |     |    |
|         |     |     |    |
| Totals  |     |     |    |
| 1       | 5   | 2   |    |

## INTERIOR INFORMATION

|               |               |              |    |
|---------------|---------------|--------------|----|
| Avg Ht/FL:    | STD           |              |    |
| Prim Int Wall | 2 - Plaster   |              |    |
| Sec Int Wall: | 10 - None     |              | %  |
| Partition:    | T - Typical   |              |    |
| Prim Floors:  | 3 - Hardwood  |              |    |
| Sec Floors:   |               |              | %  |
| Bsmnt Flr:    | 12 - Concrete |              |    |
| Subfloor:     |               |              |    |
| Bsmnt Gar:    |               |              |    |
| Electric:     | 3 - Typical   |              |    |
| Insulation:   | 3 - Typical   |              |    |
| Int vs Ext:   | S             |              |    |
| Heat Fuel:    | 2 - Gas       |              |    |
| Heat Type:    | 5 - Steam     |              |    |
| # Heat Sys:   | 1             |              |    |
| % Heated:     | 100           | % AC:        |    |
| Solar HW:     | NO            | Central Vac: | NO |
| % Com Wall    |               | % Sprinkled: |    |

## DEPRECIATION

|             |           |      |   |
|-------------|-----------|------|---|
| Phys Cond:  | GD - Good | 18.  | % |
| Functional: |           |      | % |
| Economic:   |           |      | % |
| Special:    |           |      | % |
| Override:   |           |      | % |
| Total:      |           | 18.6 | % |

## CALC SUMMARY

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 295.00     |
| Size Adj.:         | 1.35000002 |
| Const Adj.:        | 1.03939605 |
| Adj \$ / SQ:       | 413.939    |
| Other Features:    | 68750      |
| Grade Factor:      | 1.00       |
| NBHD Inf:          | 1.14999998 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 574134     |
| Depreciation:      | 106789     |
| Depreciated Total: | 467345     |

## COMPARABLE SALES

| Rate              | Parcel ID | Type         | Date   | Sale Price |
|-------------------|-----------|--------------|--------|------------|
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
| WtAv\$/SQ:        |           | AvRate:      |        | Ind.Val    |
| Juris. Factor:    |           | Before Depr: | 476.03 |            |
| Special Features: | 0         | Val/Su Net:  | 449.33 |            |
| Final Total:      | 467300    | Val/Su SzAd  | 449.33 |            |

## MOBILE HOME

|       |  |        |  |           |  |       |  |        |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial #: |  | Year: |  | Color: |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

### SPEC FEATURES/YARD ITEMS

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|         |                   |                         |        |
|---------|-------------------|-------------------------|--------|
| More: N | Total Yard Items: | Total Special Features: | Total: |
|---------|-------------------|-------------------------|--------|

## SUB AREA

| Code               | Description  | Area - SQ | Rate - AV | Undepr Value |      |
|--------------------|--------------|-----------|-----------|--------------|------|
| GLA                | Gross Liv Ar | 1,040     | 413.940   | 430,49       |      |
|                    |              |           |           |              |      |
|                    |              |           |           |              |      |
|                    |              |           |           |              |      |
|                    |              |           |           |              |      |
|                    |              |           |           |              |      |
|                    |              |           |           |              |      |
|                    |              |           |           |              |      |
| Net Sketched Area: |              | 1,040     | Total:    | 430,49       |      |
| Size Ad            | 1040         | Gross Are | 1040      | FinArea      | 1040 |

### SUB AREA DETAIL

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## IMAGE

**AssessPro** Patriot Properties, Inc

